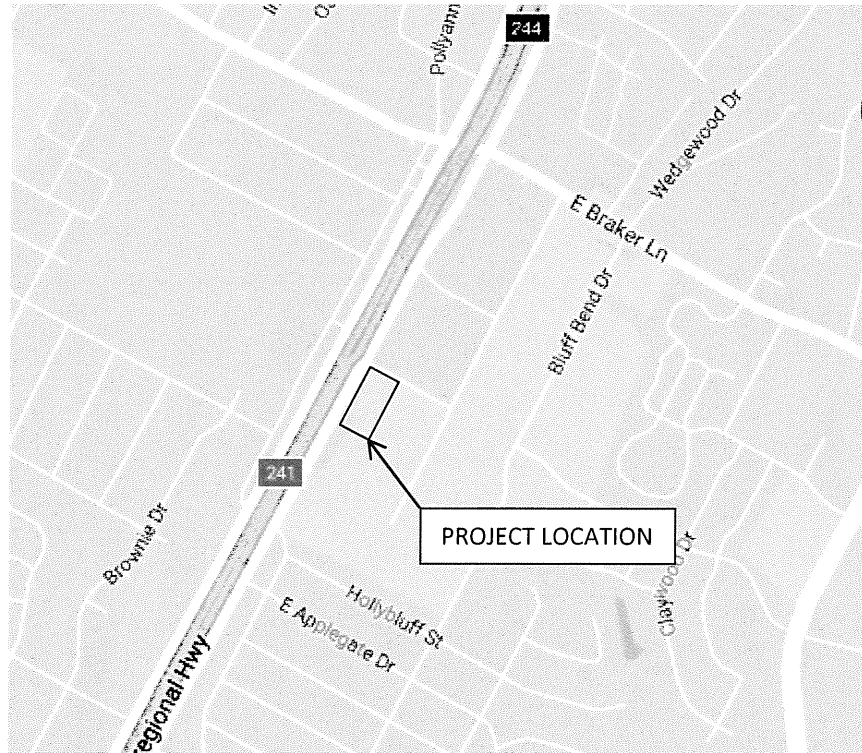


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0165.0A**P.C. DATE:** August 8, 2017**SUBDIVISION NAME:** Groomers Subdivision**AREA:** 2.08**LOT(S):** 1**OWNER/APPLICANT:** Binkley and Barfield  
(Nicholas Sandlin)**AGENT:** Groomer's Seafood Partnership Account**ADDRESS OF SUBDIVISION:** 10815-1/2 N IH 35 Service Rd NB**GRIDS:** MM31**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** Vacant**MUD:** N/A**NEIGHBORHOOD PLAN:** Windsor Hills**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:****VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the Groomers Subdivision. The proposed plat is composed of 1 lot on 2.08 acres.**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

PL 11759121

EXHIBIT 1 - LOCATION MAP



**CITY GRID M31**  
**MAPSCO: 496Y**